

**STATE OF CALIFORNIA  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION**

**STAFF SUMMARY REPORT (James D. Ponton)  
MEETING DATE: September 17, 2003**

**ITEM:** 5.E.

**SUBJECT:** **United States Department of Defense, Department of the Navy, for the Former Department of Defense Housing Facility, Novato, Marin County** – Notification of Executive Officer’s Intent to Sign “Covenant to Restrict Use of Property and Environmental Restriction for Parcels 28, 29, and 30 (a.k.a. Exchange Triangle Parcel 1 – “Sale Area”) at Department of Defense Housing Facility, Novato, Marin County

**CHRONOLOGY:** 2000 – Adopted Site Cleanup Requirements.

**DISCUSSION:** The Navy has prepared a Covenant to Restrict the Use of Property (the Covenant) along with an Environmental Restriction for three parcels that will be transferred to the City of Novato. The parcels total 2.7 acres and lie within the area known as Hamilton Field in Novato.

The parcels are part of the Department of Defense Housing Facility (DODHF) and are located within and/or adjacent to Hamilton field Novato, approximately 25 miles north of San Francisco (Figure 1). The DODHF has been divided into 126 distinct U.S. Department of Navy (Navy)-owned parcels. The parcels affected by the Covenant, parcels 28, 29 and 30, are known as the “Sale Area.” The parcels include Building 970, the former Naval Exchange gasoline station (Figure 2), which is responsible for the substantial TPH-gasoline and MTBE groundwater plume discovered earlier.

The “Hamilton Army Airfield Final Reuse Plan” (1995, amended in 1996) identifies commercial uses for the Sale Area. The Sale Area is affected by petroleum contamination of soil and groundwater resulting from leaks from underground petroleum storage tanks, waste oil tanks, and piping. Although extensive remediation (i.e., tank and pipeline removal, soil excavation, and air-sparing with soil vapor extraction) has addressed the bulk of pollution within the Sale Area, residuals of petroleum contamination remain in groundwater and in subsurface soils (ranging between 3 ft and 5 ft depth below existing grade). As part of the Corrective Action Plan for DODHF, environmental restrictions will be applied to the Sale Area. The environmental restrictions will 1) ensure commercial use is maintained and that residential use is prohibited; and will 2) ensure that future site actions over the Sale Area do not worsen the gasoline constituent plumes or expose residual soil contamination that may be deleterious to human health and the environment.

The Covenant is an agreement between the Navy and the State of California, represented by the Regional Water Quality Control Board and the



Department of Toxic Substances Control. The Covenant will enable the State to enforce restrictions on the Sale Area in order to protect human health and the environment. The Covenant lists the agreed upon environmental restrictions and will serve as the primary enforcement mechanism upon transfer. The Covenant will be recorded in the deed upon transfer of the Sale Area from the Navy to the City of Novato.

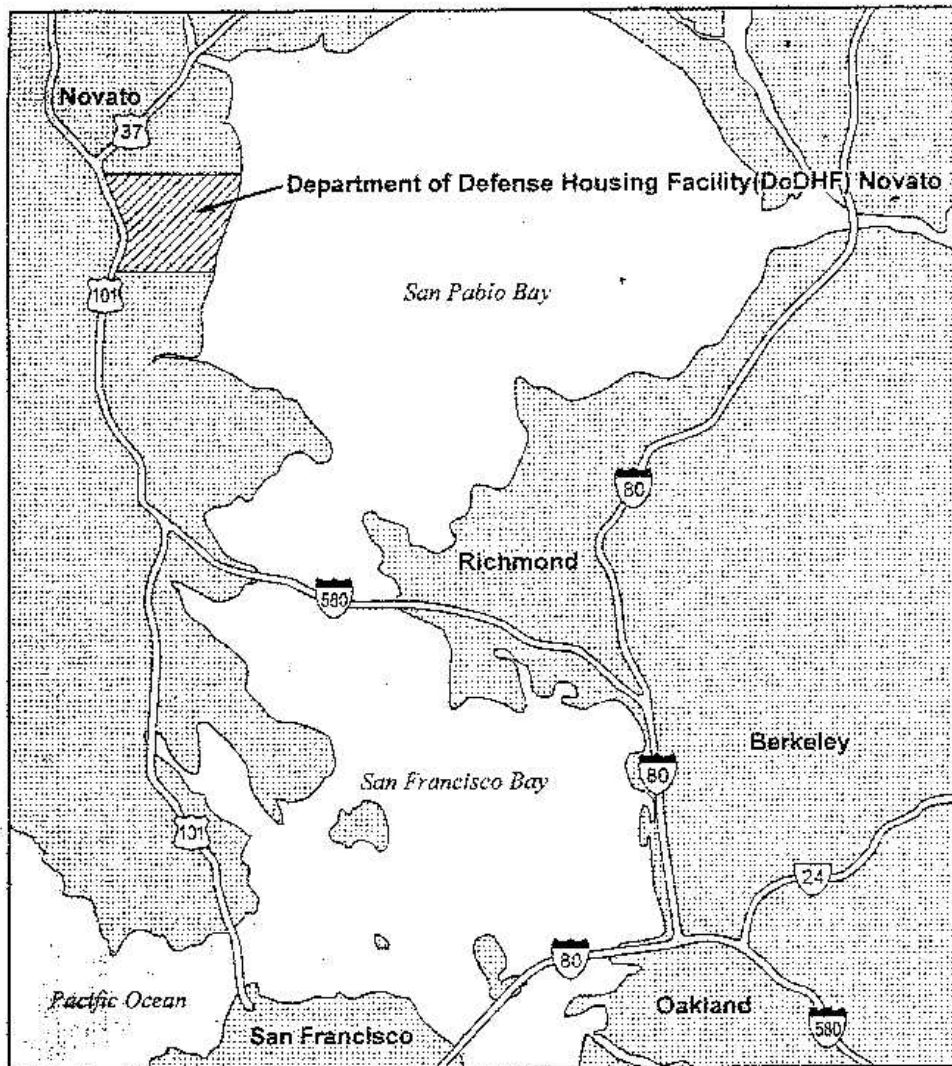
**RECOMMEN-  
DATION:**

I intend to sign the Covenant to Restrict Use of Property and Environmental Restriction for the Property unless Regional Board members object.

File No. 2159.5008 (JDP)

Figures:      Figure 1 – Facility Location Map  
                    Figure 2 – Parcel 28, 29, and 30 Map





Scale in Miles  
0 4 8

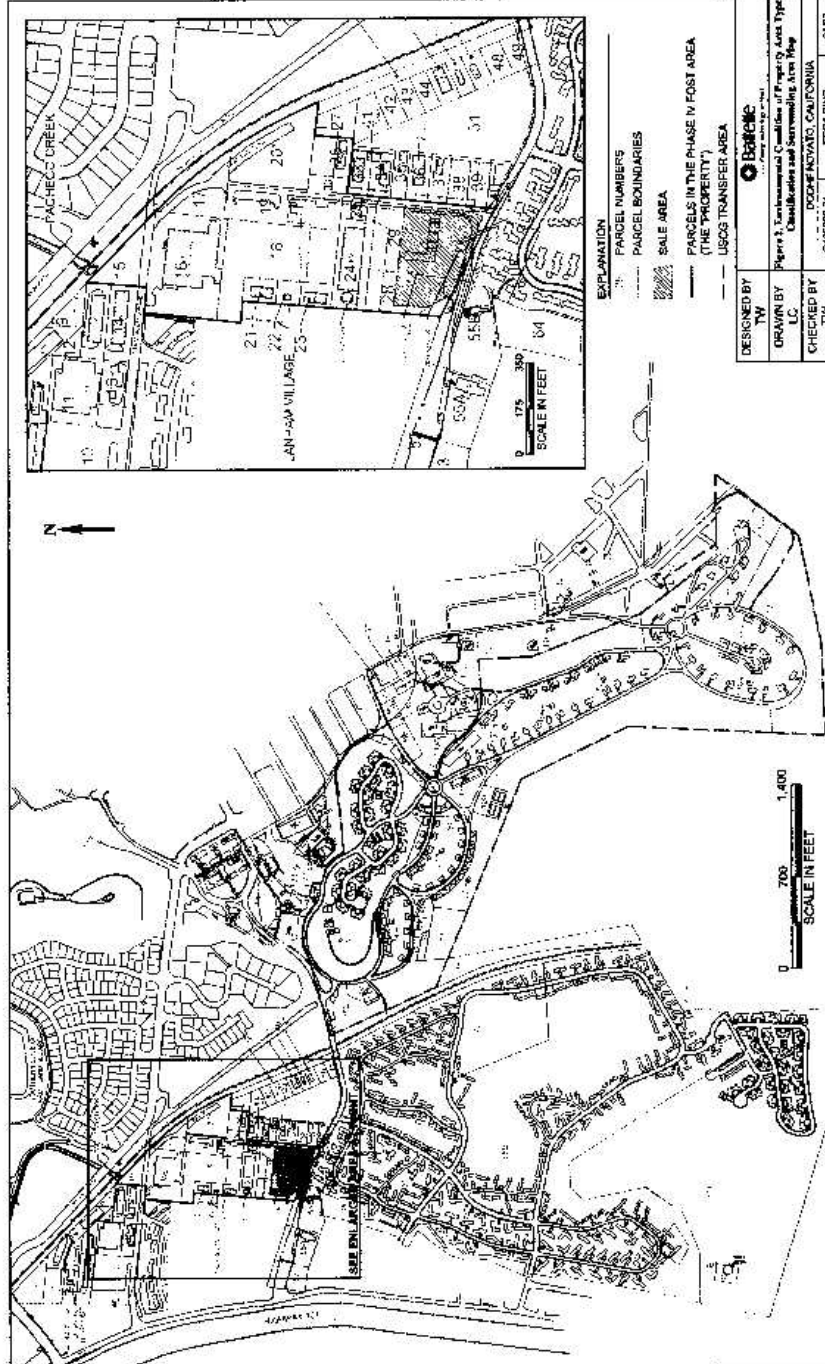


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**U&A**  
URIBE & ASSOCIATES  
Engineering & Environmental  
Services

DEPARTMENT OF THE NAVY		NAVAL FACILITIES ENGINEERING COMMAND	
SAN DIEGO		CALIFORNIA	
DEPARTMENT OF DEFENSE HOUSING FACILITY		NOVATO, CALIFORNIA	
<b>FIGURE 1</b> <b>REGIONAL LOCATION MAP</b> <b>DoDHF NOVATO, CALIFORNIA</b>			
SCALE	B	00002	NAVJAG DRAWING NO.
AS SHOWN			NAVJAG DATA NO.
			SHEET 1 OF 1





EXPLANATION	
---	PARCEL NUMBERS
---	PARCEL BOUNDARIES
---	SALE AREA
---	PARCELS IN THE PHASE IV FOST AREA (THE PROPERTY)
---	USCG TRANSFER AREA

DESIGNED BY	TW
DRAWN BY	LC
CHECKED BY	TW
Figure 1. Environmental Classification of Property and Type Classification and Surrounding Area Map DOCK # 10740, CALIFORNIA QAS208-31 ERM/DWG 0403	